

LAFCO 3207

Notice of Filing Attachments:

Plan for Service

CITY OF REDLANDS ANNEXATION NO. 94

LAFCO ANNEXATION NO. 3207

PLAN OF SERVICES

JUNE 2017

Prepared For

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I. INTRODUCTION

SAM-Redlands, LLC have engaged Urban Environs to provide a Plan of Services report to address the annexation and development of a 34 unit residential subdivision within the City of Redlands. The subject property is located along Wabash Avenue just north of Sylvan Boulevard, and consists of approximately 11.78 acres. The subject property is currently owned by The Holy Name of Jesus Catholic Community, Inc., A California Religious Corporation, and have executed the LAFCO Landowner Consent Form agreeing to the annexation.

The City of Redlands is situated in the San Bernardino Valley of the Inland Empire, 63 miles east of Los Angeles and 110 miles north of San Diego. The Inland Empire has experienced unsurpassed growth since 2000. According to data collected from the *U.S. Census Bureau* and *California State Department of Finance* the City of Redland's population increased by over 9.7% from 1990 to 2004 and by 38.4% from 1980 to 1990 (**Refer to Table 1**). According to the City of Redlands 2015 Community Profile fact sheet, the current population of the City is 69,882, with a daytime population of 74,484. This consistent growth in population and development affects the organization and provision of public services. As it is likely that an incorporated City will be able to expand services to newly developed unincorporated areas, local government reorganization through annexations becomes important.

TABLE 1: City of Redlands Population and Housing Growth

Year	Population	% Change	Housing	%Change
1970	36,374	--	--	--
1980	43,619	19.00%	--	--
1990	60,394	38.40%	23,362	--
2000	63,591	5.30%	24,790	6.10%
2010	68,747	8.10%	26,634	7.4%
2017	69,851	1.6%	26,903	1.01%

Source: 1970, 1980, 1990, 2010 Census; Department of Finance, California Annual Population and Housing Data, Demographic Research Unit, 2000, 2017.

This Plan of Services ("POS") evaluates the nature and extent of existing municipal services to the Annexation project area as they are currently provided by the City of Redlands, the County of San Bernardino and other agencies. It also outlines proposed services to be provided to the project upon its annexation to the City. This POS has been prepared as one of the documents required for submission by the City to the San Bernardino County Local Agency Formation Commission ("LAFCO") as part of the annexation application. The purpose of the application for annexation is to change the jurisdictional boundaries of these parcels, bringing them within the boundaries of the City, in support of the landowner's petition.

The proposed annexation consists of two contiguous assessor parcels 0299-011-11 and 0299-011-12. Combined with the contiguous San Bernardino County right-of-way of the adjacent streets, the total annexation is approximately 12.383 acres.

Figure A is an aerial view of the subject property. Currently the property consists of a citrus grove with one single family residence located at the northwest corner of the property. Wabash Avenue is located on the westerly property boundary and Sylvan Boulevard is located along the southerly project boundary. Currently, the city limit line is located generally at the centerline of Wabash Avenue.

Figure B is a depiction of Tentative Tract Map No. 19942, a proposed 34 lot residential subdivision. As part of the entitlement process for the project, the applicant has filed the following applications with the City of Redlands:

- A Tentative Subdivision Map application
- A Zone Change to Single Family Residential (R-1)
- A Socio-Cost Benefit Study
- An Environmental Analysis
- A request for Annexation

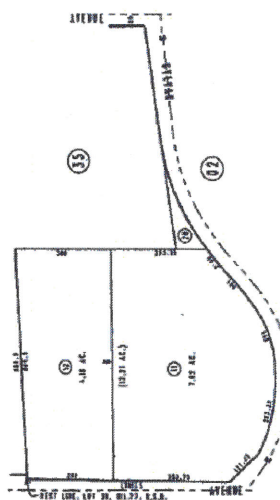
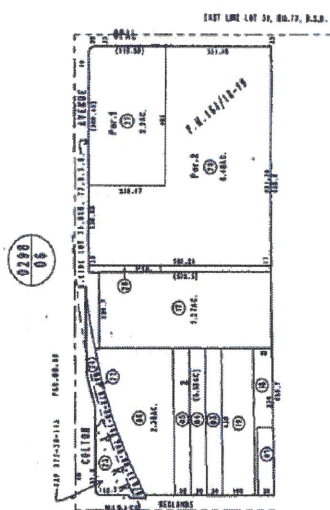
Figure C is a copy of the Assessor's Map for the subject property. The Assessor's Parcel Numbers are 0299-011-11 and 0299-011-12.



Figure A – Aerial View
Source: Google Earth

Redlands Unified
Tax Rate Area
104101

0299-01



October 2003

Parcel Map No. 43887, P.M. 151/18-19

Assessor's Map
Book 0299 Page 01
San Bernardino County

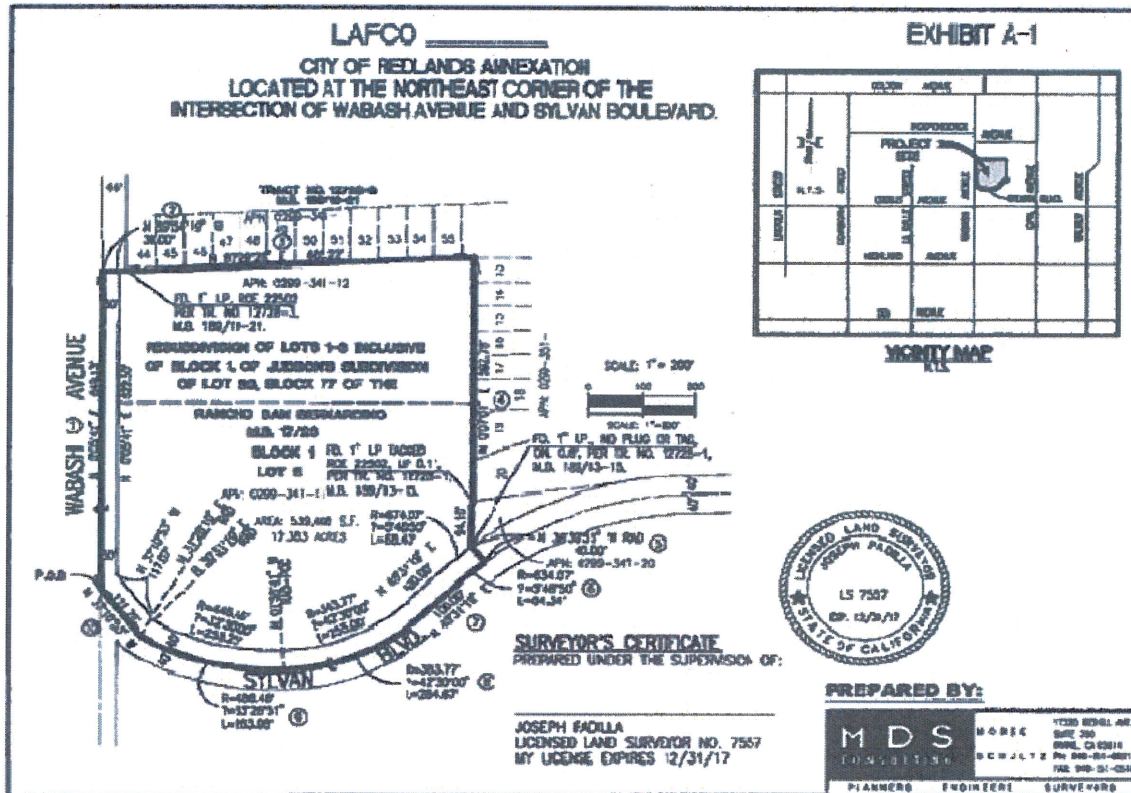
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Figure C – Assessor Parcel Map

The following report will provide a comprehensive evaluation of the existing municipal services to the project site, as well as an evaluation of future services upon annexation. Where possible, this report will enumerate and describe the services to be provided, the levels of service (“LOS”) and range of those services, the feasibility of extending such services, any upgrades or additional facilities required by the City, and a description of when services will commence. Unless otherwise stated, all of the parcels being annexed are expected to receive LOS comparable to that currently being provided to City residents.

II. ANNEXATION AREA

The area in which the Project is located is a logical extension of the borders of the City of Redlands. **Figure D** depicts the location of the proposed annexation along the easterly City limits along Wabash Avenue. The property abuts urban development.



III. EXISTING AND PROPOSED SERVICES

Below is a summary of the public services currently provided to the annexation area before and after the proposed annexation to the City of Redlands.

A. LAND USE REGULATION

The County Land Use Services Department provides land use planning, building and safety, and code enforcement services to unincorporated areas of San Bernardino County. The Department has two full service offices located in San Bernardino and Victorville. In addition, the Building and Safety Division of the Department staffs regional offices in Barstow, Twin Peaks, Yucca Valley and Big Bear (**Refer to Table 2**).

TABLE 2: Land Use Regulatory Office Locations

Barstow Office	Big Bear Office	Victorville Office
301 East Mt. View Ave. Barstow, CA 92331	477 Summit Blvd Big Bear Lake, CA 92315	15456 W. Sage St. Victorville, CA 92392
San Bernardino Office	Twin Peaks Office	Yucca Valley Office
385 N. Arrowhead Ave. San Bernardino, CA 92415	26010 State Highway 189 Twin Peaks, CA 92391	57407 Twentynine Palms Outer Hwy S.

Upon annexation, services would be provided by the City of Redlands Development Services Department. Responsibilities of the Development Services Department include long range planning, regional planning and coordination, zoning compliance, environmental review of projects, development review analysis and compliance, historic preservation, and economic development. The Department maintains and implements the General Plan, Zoning Ordinance and Specific Plans for developments in the City of Redlands.

The Redlands Quality of Life Department enforces zoning and public nuisance ordinances to the Project area. Code Enforcement is responsible for enforcing codes which address public health and safety issues, including regulations related to rubbish, garbage, specific nuisances, removal of vegetation, zoning, housing, dangerous buildings, and inoperable and unlicensed vehicles on private property. The Police Department also responds to citizens' requests and complaints. Fees and General Fund revenues will provide funding for these services.

The County Land Use Services Department currently provides building and safety inspection services to unincorporated areas of San Bernardino County.

Upon annexation, the City Building and Safety Division, under the Development Services Department, will be responsible for building plan check, permitting, inspection, and enforcement services. The Building Division regulates construction and occupancy

of all residential, commercial and industrial buildings. Field inspections are performed on all new construction, additions, structural alterations and demolitions for compliance to all structural, safety, health safety and life safety requirements. Inspections also occur on grading and erosion control for commercial buildings, industrial buildings and single family dwelling units. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Development Services Department and Building and Safety Division.

The County of San Bernardino Fire Department currently provides plan check and inspection services through its Community Safety – Construction Planning and Engineering Section. Plans are reviewed for compliance with the applicable fire and life safety regulations, codes and ordinances. The Fire Department is primarily responsible for reviewing all civil improvement plans for fire apparatus access and water supply, as well as all fire protection systems.

Upon annexation, the City's Fire Department will be responsible for plan check and inspection services to ensure the public's safety. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Fire Department Division.

B. LOCAL LAW ENFORCEMENT

Currently, police services are provided through the San Bernardino County Sheriff's Department (SBCSD). The police station serving the Project area is the Yucaipa Station located at 34144 Yucaipa Boulevard. This station has 6 County deputies and 22 City contracted deputy Sheriffs.

After annexation, the City of Redlands Police Department will provide services to the project site. The Redlands Police Department personnel is made up of approximately 100 volunteers, 80 sworn officers and 58 full and part-time civilians, resulting in a service level of 1.12 officers per 1,000 residents. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The Redlands Police Department is located at 1270 W. Park Avenue, Building C, Redlands, CA 92373.

Any new or city services required by this project would be supported by the City of Redlands Police Department.

C. ROADWAY MAINTENANCE AND IMPROVEMENTS

The County of San Bernardino Public Works – Transportation/Flood Control department manages operations, maintenance, and improvements of the County Road System which currently comprises approximately 3,000 miles of roadways. Following annexation, the City of Redlands Quality of Life Department will be responsible for the maintenance and operations of the streets surrounding the annexation, including any new streets to be dedicated with the development of the subject property.

Wabash Avenue is master-planned as a four-lane minor arterial roadway. Roadway dedications, improvements and street widening will be provided according to the City's Roadway Master Plan requirements.

Routine maintenance activities of the County Department include: patching and crack filling of approximately 7,000 lane miles of asphalt pavement; grading of 533 miles of unpaved roads; shoulder maintenance; plowing snow on approximately 450 miles of mountain roads; traffic signal maintenance at numerous intersections; roadside weed abatement in urban areas; traffic sign, and pavement striping maintenance throughout the system; storm repairs and clean-up; maintenance of several bridges and thousands of metal pipe and concrete box culverts; and maintenance of drainage facilities such as inlets, ditches, dikes and gutters. Other major activities include administration, planning, design, construction, and traffic operations.

The Transportation/Flood Control department combines with other public agencies such as cities within the County, special districts, federal, state, regional agencies and utility companies, to increase funding, provide 'economy of constructions' and improved public services.

Upon annexation, the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments will provide roadway maintenance to the proposed project, including new roadways to be dedicated with the development. The City of Redlands Quality of Life Department is responsible for street maintenance and operations throughout the City of Redlands, including curbs, gutters, sidewalks, maintenance of approximately 10,000 traffic and street signs, and roadway markings including centerline striping and painted legends. Major activities include an annual street resurfacing program which combines pavement grinding, asphalt overlay and slurry seal programs to prolong the life of City roadways.

Funding for street maintenance and operations comes from numerous sources, including the general fund, Measure I, San Bernardino County's half-cent transportation sales tax, Development Impact Fees, traffic congestion relief fund and gas tax.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

D. PARKS, LANDSCAPED MEDIANS AND PUBLIC RECREATION

Upon annexation, project residents will have access to both County and City park facilities (**Refer to Tables 3 and 4**). The Redlands Quality of Life Department maintains the City's established parks, civic facilities, medians and traffic islands covering over several hundred acres of land throughout the City. The Department also maintains the grounds surrounding certain City facilities such as the Civic Center. No municipal parks are planned as part of the project. However, the perimeter parkways along Wabash Avenue and Citrus Avenue will be annexed into the Citywide Community Facilities District in order to maintain the landscape medians and parkways. Thus, the future residents of the project area will pay an annual assessment for the maintenance of these areas.

TABLE 3: City of Redlands Parks

Parks	Location	Description
Brookside	1630 Brookside Avenue	9.3 acre neighborhood park with picnic, playground facilities, and soccer fields
Caroline	206 & 302 W. Sunset Drive	16.8 acre nature park with trails and open space with native California plants and water conservation garden
Community	1535 N. Church Street	18.2 acre park with lighted baseball fields, tennis courts, picnic and playground facilities
Crafton	601 N. Wabash Avenue	7.5 acre neighborhood park with lighted soccer field, picnic and playground facilities
Ed Hales	101 E. State Street	0.7 acre downtown park with picnic facilities
Ford	Redlands boulevard and Ford Street	27 acre park with two ponds for fishing, lighted tennis courts, picnic and playground facilities
Heritage	11126 Iowa Street	18 acres of open space and picnic areas.
Israel Beal	255 Riverview Drive	7.8 acre park with basketball courts, open grassy areas, picnic areas, playground equipment, and trails.
Franklin	Garden Street and Franklin Avenue	0.6 acre natural open space area
Jennie Davis	923 W. Redlands Blvd.	5.2 acre neighborhood park with picnic and playground facilities
Oakmont Park	31212 Sutherland Drive	14.6 acre park with picnic areas and nature trails
Orange Street Alley	50 Orange Street	0.06 acre urban park with picnic facilities
Prospect	352 Prospect Drive	11.4 acre natural park with trails and picnic facilities. The park contains the Avice Meeker Sewall Theater, an outdoor amphitheater with seating for 407. The theater is home to the Redlands Summer Theater Festival
Redlands Sports	1790 N. Dearborn Street	48-acre site with full-sized soccer fields with lighting. The facility is reserved for scheduled soccer activity.
San Timoteo Canyon Nature Preserve	San Timoteo Canyon near Fern Ave	40 acre natural preserve facility
Simond's	Garden Street and Rossmont Drive	0.9 acre neighborhood park

Smiley	168 S. Eureka Street	9.2 acre park at the Redlands Civic Center. This park is home to A.K. Smiley Public Library, a facility listed on the National Register of Historic Places; the Lincoln Shrine, containing the largest collection of Abraham Lincoln memorabilia west of the Mississippi River, and the Redlands Bowl, an outdoor amphitheater with seating for approximately 4,000 persons where summer concerts are performed each Tuesday and Friday evening during July and August
Sylvan	730 Chapel Street	23.3 acre park with softball field, group and individual picnic areas and playground facilities. The historic Mill Creek Zanja flows through the park. Sylvan Park is the home of the Redlands Fourth of July programs
Texonia	1321 Texas Street	10.7 acre neighborhood park with lighted softball field, basketball courts, picnic and playground facilities
The Terrace	106 & 500 E. Colton Avenue	2.5 acre open space with trail

TABLE 4: County Parks	
Park	Description/Location
Calico Ghost Town	Historic silver mining town in the Mojave Desert near Barstow
Moabi	Marina on the Colorado River near Topock Gorge
Prado	Park with golf course, lake and playing fields near Chino
Cucamonga Guasti	Urban park with swim complex east of Ontario
Lake Gregory	Mountain lake with lodge, and water park near Crestline
Glen Helen	Park, lake and entertainment complex at the base of Cajon Pass
Yucaipa	Park with lakes and swim complex in the foothills of San Bernardino mountains near Oak Glen
Mojave Narrows	Park with lakes and wildlife preserve in Victorville
Mojave River Fords	Camp in the Summit Valley near Lake Silverwood

E. STREET LIGHTING

Currently, the unimproved subject property does not have any street lights; therefore, no street light services are provided by the County of San Bernardino to the subject property.

The City of Redlands Quality of Life Department is responsible for maintenance and operation of street lights throughout the City. Following annexation and development of the subject property, maintenance and operations of any new street lights associated with the development of the property will be assumed by the City.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

F. ANIMAL REGULATION

The San Bernardino County animal Care and Control Program currently offers field services, animal licensing and education for dog owners in the unincorporated areas of the County. The Program operates two animal shelters. Big Bear Animal Shelter is located at Northshore Rd., Big Bear City and Devore Animal Shelter is located at 19777 Shelter Way, Devore.

The Redlands Police Department's Animal Control Unit provides animal control services to City residents seven days a week. The office is located at 504 N. Kansas Street and is open to the public six days a week. Animal Control Officers are on duty seven days a week and respond to a variety of calls for service. Officers enforce municipal codes as well as State and Federal laws pertaining to animals. Officers handle a variety of both domestic and wild animals. They patrol the city streets and pick up or impound dogs running at large, dead animals, injured animals, and aggressive animals, handle reports of animal cruelty or neglect, animal welfare concerns, animals in distress, noisy animals and animal bites. Officers issue citations for violations, write crime reports, handle investigations and write other miscellaneous reports. The shelter provides adoption services for stray and homeless animals as well as a variety of educational programs within the community.

The annexation area will receive services from the City of Redlands, which will be financed by the General Fund and various fees. Any new or city services required by this project would be supported by the City of Redlands Police Departments Animal Control Unit.

G. LIBRARY SERVICES

Currently, Loma Linda and Mentone branches of the San Bernardino County Library are in closest proximity to the Project area. The new Mentone branch and senior center are located at 1331 Opal Ave in Mentone. The Loma Linda branch is located at 25581 Barton Road in Loma Linda and offers an Adopt-A-Book Program and a free English Improvement class.

The City of Redlands A.K. Smiley Public Library is funded through property tax assessments, income from its endowment fund, gifts, and the non-profit Friends of the Library organization. The Library sponsors speakers and programs on cultural issues, history, and literature. The Smiley Library administers the Lincoln Memorial Shrine museum.

Children's programs include Tuesday night story time, Thursday morning story time, Saturday morning craft programs and Camp Read-a-Lot. Teen programs are "Boot Camp 1,2,3,4,...just read! And Young Adult Book Reviews. The Library also holds weekly silent book auctions, Annual Family Day, "One City, One Book" community reading

program, five Adult Reading Book clubs, and Jaws and Open Book Screen Reading software for the blind, and courses on local history.

Any new or city services required by this project would be supported by the City of Redlands A.K. Smiley Public Library.

H. STREET SWEEPING

Currently, the City of Redlands contracts for street sweeping services twice per month for all residential and commercial streets. Some areas of the downtown area are swept on a three times -per week basis.

Street sweeping schedules have been established for each area of the City. It is expected that these services will be provided to the Project area on the second and fourth Thursdays of the month. For a street sweeping schedule, refer to **Table 8** below.

TABLE 5: Street Sweeping Schedule	
Schedule	Location
First & Third Monday	Area generally bounded by Lugonia Avenue, University Street, Interstate 10 and Interstate 210 (State Route 30).
First & Third Tuesday	Area generally bounded by Fern Avenue, Cajon Street, Highland Avenue, Ramona Drive, Crescent Avenue and the Smiley Heights area.
First & Third Wednesday	Area generally bounded by Interstate 10, Highland Avenue, Cajon Street, Brookside Avenue, New York Street, State Street and Texas Street
First & Third Thursday	Area generally bounded by the northerly and easterly city limits, Citrus Avenue, University Street, Grove Street, San Bernardino Avenue and Judson Street
First and Third Friday	Area generally bounded by Brookside Avenue, Barton Road, the westerly and northerly city limits, Interstate 210 (State Route 30), Interstate 10, Texas Street and New York Street
Second and Fourth Monday	Area generally bounded by the northerly city limits, Judson Street, San Bernardino Avenue, Grove Street Lugonia Avenue and Interstate 210 (State Route 30)
Second and Fourth Tuesday	Area generally bounded by the southerly and westerly city limits, Crescent Avenue, Ramona Drive, Highland Avenue, Cajon Street, Garden Street, Mariposa Drive, Wabash Avenue, Palo Alto Drive, and Sunset Drive
Second & Fourth Wednesday	Area generally bounded by Highland Avenue, Redlands Boulevard, Interstate 10, the southerly city limits, Sunset Drive, Palo Alto Drive, Mariposa Drive, Garden Street and Cajon Street
Second and Fourth Thursday	Area generally bounded by Citrus Avenue, Wabash Avenue and Interstate 10
Second and Fourth Friday	Area generally bounded by Barton Road, Brookside Avenue, Citrus Avenue, Cajon Street, Fern Avenue and the westerly city limits

Upon annexation, street sweeping services will be provided to the Project area by the City. Street sweeping operations are a function and under management of the City's Quality of Life Department.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

I. FIRE PREVENTION, PROTECTION AND EMERGENCY MEDICAL

The annexation area currently receives fire services from the San Bernardino County Fire Protection District and mutual jurisdictional aid dispatch support through Confire JPA, which is staffed by contract through County Fire. ConFire JPA consists of the San Bernardino County Fire Protection District, Colton Fire Department, Loma Linda Fire Department, Redlands Fire Department, and the Rialto Fire Department. The County Fire Protection District manages 75 stations and provides fire and paramedic services to an area of over 16,535 square miles. The District provides service to 60 communities/cities and the majority of the unincorporated areas of the county.

The County of San Bernardino County Fire Protection District (County Fire) currently provides plan check and inspection services through its Community Safety – Construction Planning and Engineering Section. Plans are reviewed for compliance with the applicable fire and life safety regulations, codes and ordinances. County Fire is primarily responsible for reviewing all civil improvement plans for fire apparatus access and water supply, as well as all fire protection systems.

Upon annexation, the City's Fire Department will be responsible for plan check and inspection services to ensure the public's safety. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Fire Department. The City of Redlands Fire Department will provide fire and emergency medical services to the Project. The fire department consists of 55 total sworn personnel and covers an area of 37 square miles. At project buildout, city-wide level of service is expected to be 0.76 firefighters per 1,000 residents. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs.

Today, the Redlands Fire Department has 18 firefighter/paramedics and 37 firefighter/EMTs. The Fire Department operates five paramedic-staffed apparatus. Station No. 261 is in closest proximity to the project site. Services are financed through the General Fund. The City intends to proceed with amending the All-Response agreement, related to this annexation.

Any new or city services required by this project would be supported by the City of Redlands Fire Department.

J. PUBLIC TRANSIT

The County of San Bernardino provides bus service through Omnitrans. Omnitrans provides numerous routes that cover most urban areas of the County. Three routes run through Redlands, and Omnitrans has a policy to stop for anyone along their route who flags them down. Buses run from approximately 6:00 a.m. to 10:00 p.m., with hourly departures on almost every line.

Metrolink is a regional commuter rail system that operates lines serving 44 stations from Union Station/Gateway Center, connecting downtown Los Angeles with Lancaster, Oxnard, San Bernardino, Riverside, and Oceanside. These lines operate only Monday through Friday with the exception of the San Bernardino and Santa Clarita lines, which provide Saturday service as well. Metrolink also operates a line between San Bernardino and Irvine.

Omnitrans offers the following regional bus lines in San Bernardino County: Barstow Area Transport (BAT), Mountain Area Regional Transit (MARTA), Morongo Basin Transit Authority, Needles Area Transit and Victor Valley Commuter.

Following the annexation, these services for public transit services will remain in effect. There will be no charge in funding for these services.

K. WATER SERVICE

Currently, the subject property is utilized as an active citrus grove and is currently served by the Bear Valley Water Company for water service. Following development of the new homes, the City of Redlands will provide water service to the project site. More than 75,000 residents in Redlands, Mentone, parts of Crafton Hills and San Timoteo Canyon depend on Redlands Municipal Utilities and Engineering Department (MUED) for water service. MUED supplies a blend of local groundwater, local surface water, and imported water from the State Water Project. Water supply will be financed through user fees.

The wholesale water supplier for the annexation area is the San Bernardino Valley Municipal Water District ("SBVMWD"). The SBVMWD covers approximately 325 square miles of southwestern San Bernardino County (**Refer to Figure F**). It is responsible for importing supplemental water, monitoring groundwater supplies/basins and recharging groundwater. Legal flow requirements at Riverside Narrows approximately 15,250 acre-feet per year.

The City's Urban Water Management Plan (UWMP), an assessment prepared by the City of Redlands Municipal Utilities Department, concluded that the water supply is sufficient over the next 20 years with regard to reliability as described in the most recently adopted Urban Water Management Plan to meet demand for the project. Furthermore, the San Bernardino Valley 2015 Regional Urban Water Management Plan and the Integrated Regional Water Management Plan (IRWMP) verify the City's capacity to provide water for this development at the proposed density.

The City of Redlands Municipal Utilities and Engineering Department is currently the provider for potable water for the subject property, and no changes will be required. The developer will be required to construct all new water mains within the project boundaries and pay the appropriate water meter installation, water frontage, water source acquisition and water capital improvement fees to the City of Redlands for water service.

L. WASTEWATER COLLECTION & TREATMENT

Currently, the property has no sewage service. A sewer connection point to an existing City of Redlands sewer main will be available on Wabash Avenue. The developer will be required to construct all new sewer mains and private laterals within the project boundaries. The Municipal Utilities and Engineering Department will be responsible for providing wastewater service for the subject property.

The Redlands Wastewater Treatment Facility is located on approximately 50 acres near the terminus of Nevada Street. The facility has the ability to process 9.5 million gallons of wastewater per day, and is currently processing about 6 million gallons per day. In addition, the City of Redlands operates a certified environmental laboratory for monitoring its drinking water supply and wastewater effluent. The laboratory is certified by the State of California, Department of Health Services.

The City's laboratory operates cost-effectively and responsively to meet the joint needs of the City's three Municipal Utilities, waste and wastewater to ensure compliance with regulatory requirements for safe drinking water, for a high degree of wastewater treatment and disposal, and protection of groundwater quality.

The development will be required to construct all new wastewater pipelines and connect to existing pipelines located in the immediate vicinity. In addition, the development will pay capital improvement fees in order to receive service. Following development, the wastewater service will be provided through user fees on an individual home basis.

Any new or city services required by this project would be supported by the City of Redlands Municipal Utilities and Engineering Department.

M. VECTOR CONTROL

The San Bernardino County Vector Control Program office is located at 248 South Sierra Way, Unit E, San Bernardino. The Vector Control Program offers services for public pools, apartments, hotels, schools, water parks and sewage tanks and pump trucks to all cities within the County. Complete services are available to all unincorporated areas. The main functions of the Program are to respond to service requests, monitor vector borne diseases such as the West Nile virus, inspection of poultry ranches and abatement of sewer systems and flood control basins. Upon annexation, all services will continue to be provided by the SB County Vector Control Program. Vector control services are funded by the County through property assessments.

N. SOLID WASTE DISPOSAL/TRASH COLLECTION

The project area is currently served by the Department of Public Works Solid Waste Management Division (SWMD) of San Bernardino County. The office is located at 222 W. Hospitality Lane. SWMD is responsible for the operation and management of the County's solid waste disposal system, consisting of six regional landfills, eight transfer stations and five community collection centers. The County contracts with Burrtec Waste Industries (Empire Disposal) for disposal site operations and maintenance. The Division also handles the franchise program and refuse collection permit program, which authorizes and regulates trash collection by private haulers in the unincorporated area. However, the subject property currently has no solid waste disposal service.

The City of Redlands Quality of Life Department will provide solid waste services to the project area immediately upon annexation and development. Solid waste services in the City are funded through user fees.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

O. REGIONAL FLOOD CONTROL

Regional and local flood control protection for the annexation areas as well as the City is currently provided by the County Flood Control District Zone 3. The County Flood Control District plans, funds, designs, constructs and maintains main flood control facilities. The District provides dams, conservation basins, channels and storm drains. Zone 3 covers an area of 366 square miles which includes the Cities of Highland, Loma Linda, Redlands and Yucaipa (**Refer to Figure G**). Flood control services are funded through property tax revenues.

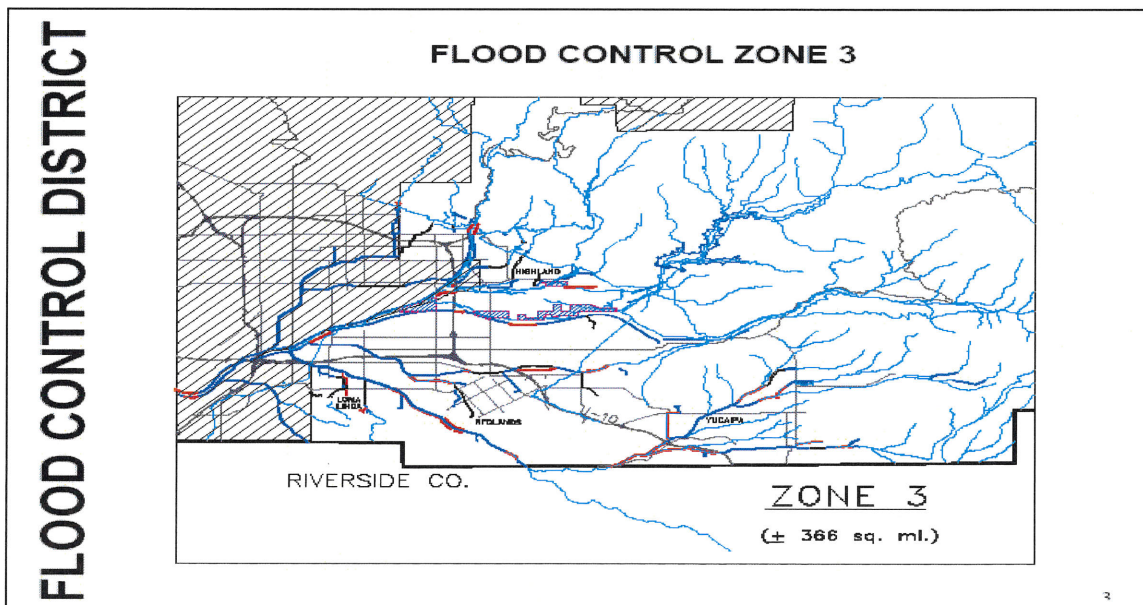


Figure G – County Flood Control District Zone 3

P. LOCAL DRAINAGE AND FLOOD CONTROL

The City's Quality of Life Department will provide drainage services to the Project area upon annexation. City crews offer regular inspection and maintenance of storm drains throughout Redlands and maintains a stock of sandbags for emergency purposes. There are a number of regional and local storm drains that run through the City. Most of these drains flow through enclosed pipes or open channels. The project drains to an existing reinforced concrete pipe along Wabash Avenue. The City maintains all improved storm drains that have dedicated easements for storm drain purposes. All drainage from the City of Redlands ultimately enters the Santa Ana River. Drainage services will be funded by the City General Fund after annexation. The water quality facilities will be maintained by a Community Facilities District.

Maintenance of the best management practices (BMPs) described in the Water Quality Management Plan (WQMP) is included in the CFD 2004-1 annexation. Therefore, funding for maintenance will be paid through property tax assessments on individual homeowners. The City's Quality of Life Department will coordinate the actual maintenance work, using either City staff or an outside contractor. This development, as with all development, pay a variety of Development Impact Fees. An estimate of Development Impact Fees has been calculated and included as Attachment A. These fees are established per Council resolution and are used for funding growth-induced infrastructure.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

Q. CABLE TV FRANCHISE

Currently, the subject property receives no Cable TV services. Following annexation and development, cable television service will be provided by Time Warner. Cable TV services are financed through user fees.

R. SCHOOL DISTRICTS

The entire proposed annexation area is currently situated within the boundaries of the Redlands Unified School District. The District serves communities of Redlands, Loma Linda, Mentone, Forest Falls and portions of San Bernardino and Highland, covering an area of 157 square miles. Current enrollment for grades K-12 is 21,170 students. The District is composed of 15 elementary schools, 4 middle schools (Beattie, Cope, Clement and Moore) and 3 high schools (Redlands, Redlands East Valley and Citrus Valley High Schools). The Project area is served by Mentone and Crafton Elementary schools, Clement Middle School and Redlands East Valley High School. Elementary school

serves grades K-5, middle school grades 6-8 and high school grades 9 -12. The School District is financed through property taxes and the State of California.

The Redlands Unified School District will continue to provide services to the subject property after annexation to the City of Redlands.

K. CONCLUSIONS

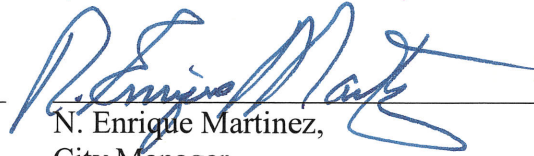
The San Bernardino County Local Agency Formation Commission has previously identified the City of Redlands as the logical service provider for the annexation project area by placing the area within the City's Sphere of Influence. The proposed development is consistent with existing and previously planned development. Residents and employees of the project area will receive a sufficient level of City provided municipal services, especially in the areas of police, fire and land use regulation.

L. CERTIFICATION

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

Date



N. Enrique Martinez,
City Manager,
City of Redlands

ATTACHMENT "A"

Estimate of Development Impact Fees

Proposed Development

Applicant
Project
Address
Prior project

Project Data:

SAM-REDLANDS, LLC
TTM 19942
NEC SYLVAN BLVD./WABASH ST.
NA

Date:

4/13/2017
Prepared by: AKC
DIF Preliminary Estimate

Prior project

NA

DIF Preliminary Credit*

*Credits for either prior use or relinquishment of water rights through submission of water shares are not included in these estimates.

(Include Agriculture if water supplied by City)

PW DIF:	Fee	Credit	Est. NET DIF
Transportation	\$51,420.24	\$0.00	\$51,420.24
Fire	\$19,620.72	\$0.00	\$19,620.72
Government	\$23,339.30	\$0.00	\$23,339.30
Library	\$8,995.72	\$0.00	\$8,995.72
Open Space/Park/Community Facility	\$134,637.96	\$0.00	\$134,637.96
Police	\$1,023.74	\$0.00	\$1,023.74
Storm Drain	\$23,800.00	\$0.00	\$23,800.00
Subtotal:	\$262,837.68	\$0.00	\$262,837.68

Participation in Wabash Av. pedestrian crossing not included.

Water and Sewer DIF:

Sewer Capacity	\$106,420.00	\$0.00	\$106,420.00
Recycled Irr	\$0.00	\$0.00	\$0.00
**Water Capacity	\$155,538.00	\$0.00	\$155,538.00
**Water Source	\$28,062.00	\$0.00	\$28,062.00
Solid Waste	\$22,100.00	\$0.00	\$22,100.00
Subtotal:	\$312,120.00		\$312,120.00

**Water DIF for common area landscaping is not included in these estimates.

Frontage Fees:

Frontage Fee 8" Water	\$19,410.00	\$0.00	\$19,410.00
Frontage Fee 12" Water:	\$0.00	\$0.00	\$0.00
Frontage Fee 6" Non-Potable	\$0.00	\$0.00	\$0.00
Frontage Fee 8" Sewer:	\$0.00	\$0.00	\$0.00
Subtotal	\$19,410.00		\$19,410.00

With Credits -

Grand Total: \$594,367.68 Adjusted Total: **\$594,367.68**